

**USA Capital,
LOAN SUMMARY
AS OF February 28, 2007**

<u>Performance</u>	<u>Loan Name</u>	<u>Origination Date</u>	<u>Loan Outstanding at 02/28/07</u>	<u>Interest Prepaid to Investors</u>	<u>Collection Account</u>			<u>Due to Lender</u>	<u>Due to D/V Fund</u>	<u>FairValue Trust</u>	<u>Direct Lenders</u>	<u>No. of Investors</u>
					<u>February Interest</u>	<u>February Principal</u>	<u>Service Fee</u>					
Maturity and Interest Default	3855 San Bruno Real Partners, L.P.	8/27/05	\$15,350,000	\$115,643	-	29,780	-	1,580	28,200	-	26,800	33
Performing	5055 Colwood LLC	7/26/05	954,895	13,493	-	-	-	-	-	-	-	55
Repaid	5252 Orange, LLC	12/22/05	-	-	-	-	-	-	-	-	-	49
Non-Performing	60th Street Venture, LLC	12/22/05	3,700,000	47,376	-	-	-	-	-	-	-	285
Maturity and Interest Default	6426 Gass, LTD	4/1/05	26,500,000	5,286,551	1,672,697	-	-	-	-	-	-	393
Maturity and Interest Default	Ametbury Waters Point (Ametburyport Corporation)	12/16/02	19,242,193	2,425,955	-	-	-	-	-	-	-	221
Maturity and Interest Default	Action B, LLC	5/31/05	5,835,472	1,327,024	517,607	-	-	-	-	-	-	50
Repaid	Ashby Financial \$1,200,000 ^a	5/20/04	-	-	-	-	-	-	-	-	-	73
Repaid	Bear River Homes \$5,000,000 ^b	1/20/03	-	-	-	-	-	-	-	-	-	157
Maturity and Interest Default	Biford Medical Developers, LLC	8/23/05	7,450,000	840,760	-	-	-	-	-	-	-	92
Repaid	BisB/Silver 93, LLC	8/27/05	-	-	-	-	-	-	-	-	-	17
Maturity and Interest Default	Brookdale/Maitland \$27,050,000 ^c	10/29/03	5,964,848	550,235	-	-	-	-	-	-	-	229
Performing	Bundy Canyon \$1,050,000 Bundy Canyon Land Development, LLC	1/6/06	1,050,000	10,817	-	11,754	-	875	10,879	-	1	
Interest Default	Bundy Canyon \$2,500,000 Bundy Canyon Land Development, LLC	5/20/05	2,300,000	289,824	-	-	-	-	-	-	-	34
Interest Default	Bundy Canyon \$5,000,000 Bundy Canyon Land Development, LLC	9/28/05	4,250,000	490,884	-	-	-	-	-	-	-	43
Maturity Default	Bundy Canyon \$5,725,000 (Bundy Canyon Land Development, LLC)	1/14/05	5,725,000	470,258	-	-	-	-	-	-	-	53
Maturity and Interest Default	Bundy Canyon \$7,500,000 (Bundy Canyon Land Development, LLC)	8/17/05	6,450,000	799,899	-	-	-	-	-	-	-	83
Not Founded	Bunny Canyon 313 (Bunny Canyon Land Heights, LLC)	4/5/06	-	-	-	-	-	-	-	-	-	17
Special Situation	B/Synergy, LLC #434,434 ^{d,e}	2/3/05	-	-	-	-	-	-	-	-	-	3
Maturity Default	Cabinet Highlands, LLC	2/17/05	2,980,000	34,946	-	38,750	-	2,500	56,250	-	56,250	65
Non-Performing	Castac Partners III, LLC	7/11/05	\$8,000,000	887,111	76,040	-	-	-	-	-	-	57
Non-Performing	Castac Partners III, LLC	9/22/05	-	874,534	-	-	-	-	-	-	-	65
Non-Performing	Chaffeevilles, LLC [Lindsay and Chandler Heights, LLC]	4/3/06	3,400,000	42,311	-	45,844	-	2,833	44,011	-	44,011	40
Performing	Clear Creek Plantation (Apache Land Investments, L.P.)	3/15/05	2,800,000	339,732	-	-	-	-	-	-	-	35
Repaid	CloudbreakLV (Cloudbreak Las Vegas, LLC	12/17/03	-	-	-	-	-	-	-	-	-	2
Non-Performing	Col CREC Building (Col Gateway, LLC)	9/28/03	3,118,777	2,526,281	565,594	-	-	-	-	-	-	1
Non-Performing	Col DIV added #1 (Col Gateway, LLC)	7/10/03	1,500,000	1,101,693	170,825	-	-	-	-	-	-	1
Non-Performing	Col DIV added #2 (Col Gateway, LLC)	7/10/03	3,100,000	1,716,075	352,625	-	-	-	-	-	-	1
Non-Performing	Col Gateway LLC	1/17/03	5,805,051	1,787,488	879,821	-	-	-	-	-	-	3
Non-Performing	Col Second TD (Col Gateway, LLC)	8/19/03	1,000,000	704,568	384,563	-	-	-	-	-	-	1
Performing	Columbia Management Partners, LLC	9/1/05	2,210,000	22,346	-	24,740	-	1,842	22,898	-	22,898	1
Interest Default	Convex Capital (Convex Capital Satellite Arms, Inc.)	10/1/05	4,125,000	420,289	-	-	-	-	-	-	-	55
Non-Performing	Copper Sage Commerce Center, Phase II (Copper Sage Commerce Center, LLC)	3/1/05	3,550,000	379,731	-	-	-	-	-	-	-	51
Repaid	Copper Sage Commerce Center, LLC	6/9/04	-	(1)	-	-	-	-	-	-	-	28
Maturity Default	Comman Tech 160, LLC	6/22/05	6,375,000	202,915	0	-	-	-	-	-	-	95
Repaid	Connonwood Farms, LLC	6/17/05	-	-	-	-	-	-	-	-	-	21
Maturity and Interest Default	Del Vale - Livingston (Del Vale Capital Corp., Inc.)	8/25/05	19,250,000	1,475,546	-	-	-	-	-	-	-	239
Repaid	Del Vale Isleton (Del Vale Capital Corporation, Inc.)	3/22/05	31,050,000	4,423,596	-	-	-	-	-	-	-	76
Interest Default	Eagle Meadows Development	10/1/05	-	-	-	-	-	-	-	-	-	147
Repaid	Elizabeth May Real Estate, LLC	2/24/05	-	-	-	-	-	-	-	-	-	1
Special Situation	EPIC Resorts	Undetermined	12,970,94	8,012,319	-	-	-	-	-	-	-	1

EXHIBIT B

Performance Evaluation	Loan Name	Origination Date	Loan to Investors	Interest Prepaid	Collection Account			Due to
					February Interest Receipts	February Principal	Service Fee	
Repaid	Fiesta Development \$6.5 (Fiesta Development, Inc.)	11/14/05	-	-	-	-	-	-
Repaid	Fiesta Development McNaughton (Fiesta Development, Inc.)	11/10/05	-	-	-	-	-	-
Performing	Fiesta Mungia Fiesta Development, Inc.	4/14/05	\$ 550,000	65,722	-	72,764	5,417	67,347
Interest Default	Fiesta Oak Valley/Oak Mass Investors, LLC	6/15/04	20,500,000	6,851,593	3,386,263	-	-	66,363
Interest Default	Fiesta US/USLending Group/Capital Land Investors, LLC	9/22/03	10,000,000	4,057,905	2,312,277	-	-	190
Repaid	Fiesta/Baumann \$2.4m (Fiesta Development, Inc.)	9/17/04	-	-	-	-	-	-
Non-Performing	Foothill 218, LLC ²	2/23/05	25,990,000	3,370,330	-	-	-	35
Repaid	Franklin - Stamford Investments, LLC	3/30/05	-	-	-	132,342	5,040,589	10,201
Repaid	Freeway 10 ²	8/20/04	-	-	-	-	-	57
Repaid	Gateway Stone/Gateway Stone Associates, LLC	11/11/05	-	-	-	1,611,598	13,182,000	120,812
Repaid	Gateway Stone/Gateway Stone Associates, LLC	9/8/05	-	-	-	14,675,796	-	111,307
Repaid	Gibraltar Tower Printers, LLP	6/27/05	-	-	-	-	-	-
Repaid	Governor State Investments II, LLP	-	-	-	-	-	-	20
Maturity and Interest Default	Goss Road Savannah Homes, LLC	11/2/04	-	-	-	-	-	-
Maturity and Interest Default	Gammery Court Control (Gammery Court, Ltd)	6/25/04	34,884,500 ¹	4,265,809	-	-	-	-
Interest Default	Harbor Georgetown, LLC	8/16/04	8,800,000	1,415,282	148,785	-	-	-
Repaid	Haley Canyon/Las Vales Land & Golf, LLC	3/3/04	-	-	-	-	-	-
Non-Performing	Hesperia II/Southern California Land Development, LLC	4/1/05	4,250,000	350,885	-	-	-	85
Repaid	HFA, Revere (Revere Homes for America Holdings, LLC)	6/24/05	-	0	2,190,552	-	-	90
Non-Performing	HFA-Cash Lake LLC	-	15,050,000	4,253,854	-	-	-	207
Repaid	HFA-North Yonkers One Point Street, Inc.	11/16/05	-	-	-	-	-	332
Repaid	HFA-Revere 2nd (Revere-HFAH, LLC)	4/22/04	-	-	-	-	-	103
Non-Performing	HFA-Windham (HF/Haysham, LLC)	11/15/04	5,550,000	1,671,592	800,882	-	-	74
Non-Performing	HFAC-Bear Lake 2nd (HF/H Bear Lake, LLC)	12/19/03	2,750,000	781,011	289,935	-	-	36
Maturity Default	Huntsville (West Hills Park Joint Venture)	3/31/03	10,475,000	1,793,179	326,128	-	-	114
Repaid	I-40 Gateway West, LLC	1/11/05	-	-	-	-	-	298
Non-Performing	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	3/1/06	-	-	-	-	-	99
Repaid	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	8/11/04	1,538,666	46,582	-	-	-	2
Repaid	Interstate Commerce Center, LLC	2/20/04	800,003	0	-	20,615	183,819	1,733
Repaid	J-1 Jetjet Corporation	9/20/05	-	-	-	-	-	105
Non-Performing	La Hacienda Est. LLC	11/1/04	8,255,000	147,924	-	-	-	83
Maturity Default	Lake Helen Pinetree	12/7/04	3,159,704	514,270	-	-	-	35
Repaid	LCG Group, LLC	11/23/04	-	-	-	-	-	59
Interest Default	Levin Hills, LLC	12/7/03	10,350,000	1,239,672	-	-	-	130
Non-Performing	Levittown Annex ³	7/28/04	12,000,000	1,531,195	-	-	-	105
Interest Default	Marlton Square/Mar Acquisition Company, LLC	8/11/05	30,000,000	4,170,997	13,458	-	-	272
Non-Performing	Marlton Square 2nd (MS Acquisition Company, LLC)	8/11/05	6,000,000	1,049,865	15,078	-	-	108
Interest Default	Marcus Hotel USA Invasion VI, LLC	3/29/05	12,500,000	4,544,572	2,356,244	-	-	166
Repaid	Meadow Creek Partners, LLC	2/23/05	-	-	-	-	-	103
Interest Default	Mekvala Marketplace, LLC	6/8/05	-	-	-	-	-	49
Interest Default	Menlo Park Business Park/Pegasus-MH Ventures, LLC	6/10/04	16,800,000	1,521,413	-	-	-	202
Repaid	Menlo Park Business Park/Pegasus-MH Ventures, LLC	6/10/04	-	-	-	-	-	-
Maturity and Interest Default	Oak Shore II (John E. King and Castle D. King)	6/6/05	12,150,000	1,174,757	245,348	-	-	176
Maturity and Interest Default	Ocean Atlantic (Ocean Atlantic/PGC/NetBuy, Ocean Atlantic LLC)	12/20/05	8,925,000	1,091,859	-	-	-	105
Maturity and Interest Default	Ocean Atlantic (Ocean Atlantic/PGC/NetBuy, Ocean Atlantic LLC)	11/10/05	2,700,000	247,707	-	-	-	32
Repaid	Opaque/N, Edge \$1,750,000 (Opaque I and Development, LLC)	11/5/03	-	-	-	-	-	95
Repaying	Palm Harbor One, LLC	12/14/05	24,227,719	245,348	-	177,459	162,757	13,210
Repaid	Paseo Vineyards (Paseo County Land Speculators, LLC)	12/10/04	31,500,000	5,602,920	1,228,292	-	-	343
Repaid	Paseo Vineyards 2nd (Paseo County Land Speculators, LLC)	12/10/04	5,500,000	1,435,556	259,999	-	-	118
Repaid	Preserve at Galisteo, LLC	10/5/05	-	-	-	-	-	73
Repaying	Rainbow Properties, LLC	11/7/05	2,555,100	50,953	-	-	-	309
Repaying	Rio Rancho Executive Plaza, LLC	11/7/05	30,198	-	35,936	618,350	1,068	634,217
Repaid	Road Development Group, L.P.	3/23/05	(0)	-	-	-	-	-

EXHIBIT B

Collection Account											Due to Lender	CIV Fund	First Trust	Direct Lenders	Moel Investors
Performance Evaluation	Loan Name	Origination Date	Outstanding Principal	Outstanding Interest	Interest Paid/Refund	February Interest Received	February Principal	Service Fee							
Maturity and Interest Default	3885 San Fernando Road Partners, L.P.	8/28/05	7,350,000	916,443	-	-	1,500	-	28,200	-	-	83	33		
Non-Performing	5252 Colwood, LLC	3/24/05	984,895	13,449	-	-	29,790	-	-	-	-	66			
Repaid	5252 Orange, LLC	12/22/05	-	-	47,1376	-	-	-	-	-	-	49			
Non-Performing	65th Street Venture, LLC	12/22/05	3,700,000	-	-	-	-	-	-	-	-	285			
Maturity and Interest Default	6425 Geiss, LTD	4/14/05	28,500,000	5,266,551	1,972,597	-	-	-	-	-	-	393			
Maturity and Interest Default	Annesbury/Water Point (Annesbury) Corporation	12/16/02	19,242,193	2,475,555	-	-	-	-	-	-	-	50			
Maturity and Interest Default	Anchor B, LLC	5/31/05	5,835,432	1,327,324	517,507	-	-	-	-	-	-	73			
Repaid	Arby's Financial 37,200,000 ^d	5/20/04	-	-	-	-	-	-	-	-	-	1			
Special Situation: B & J Investments ¹		9/7/99	-	-	-	-	-	-	-	-	-				
Non-Performing	BarbUSA 15,310,000 (Barusa, LLC)	1/12/03	15,300,010	327,336	-	-	-	-	-	-	-	221			
Maturity Default	Bay Pomeroy Bach, LLC	5/20/05	14,632,912	1,342,254	-	-	-	-	-	-	-	64			
Repaid	Beakstar, LLC	5/20/05	-	-	-	-	-	-	-	-	-	157			
Repaid	Blau Ridge Homes 35,000,000 ^c	1/20/03	-	-	-	-	-	-	-	-	-	92			
Maturity and Interest Default	Birchard Medical Developers, LLC	8/31/05	7,450,000	840,760	-	-	-	-	-	-	-	17			
Repaid	BoiseSawm 33, LLC	8/27/05	-	-	-	-	-	-	-	-	-	229			
Maturity and Interest Default	Brookdale/Mattress \$27,050,000 ^e	10/29/03	5,964,848	580,235	-	-	-	-	-	-	-	1			
Non-Performing	Bunny Canyon \$3,050,000 (Bunny Canyon Land Development, LLC)	1/6/06	1,050,000	10,617	-	11,754	-	875	10,879	-	-	34			
Interest Default	Bunny Canyon \$3,000,000 (Bunny Canyon Land Development, LLC)	5/20/05	2,300,000	269,824	-	-	-	-	-	-	-	43			
Interest Default	Bunny Canyon \$3,250,000 (Bunny Canyon Land Development, LLC)	9/7/05	4,250,000	490,684	-	-	-	-	-	-	-	53			
Maturity and Interest Default	Bunny Canyon \$7,500,000 (Bunny Canyon Land Development, LLC)	8/17/05	6,450,000	789,999	-	-	-	-	-	-	-	83			
Not Fired	Bundy Canyon \$8.9 (Bunny Canyon Land Development, LLC)	4/5/05	-	-	-	-	-	-	-	-	-	117			
Special Situation: B/Syntex, LLC 84,434,446 ^f		2/3/05	-	-	-	-	-	-	-	-	-	3			
Maturity Default	Cabernet Highlands, LLC	2/17/05	2,980,000	34,846	-	38,750	20,000	2,500	56,250	-	-	65			
Non-Performing	Castar Partners III, LLC	7/11/05	5,600,000	886,111	76,040	-	-	-	-	-	-	57			
Non-Performing	Castor Partners III, LLC	9/22/05	4,675,000	574,534	-	-	-	-	-	-	-	65			
Performing	Chateaux Jones, LLC (Lindsey and Chandler Hegins, LLC)	4/3/06	3,400,000	42,311	-	46,844	-	2,833	44,011	-	-	40			
Maturity and Interest Default	Clear Creek Plantation (Arapahoe Land Investments, L.P.)	3/15/05	2,900,000	339,732	-	-	-	-	-	-	-	35			
Repaid	Cloudbreak LV (Cloudbreak Las Vegas, LLC)	12/17/03	-	-	-	-	-	-	-	-	-	2			
Non-Performing	CoFCREC Building (CoFC Gateway, LLC)	9/26/03	3,718,777	2,526,281	565,564	-	-	-	-	-	-	1			
Non-Performing	CoFC DIV added #1 (CoFC Gateway, LLC)	7/10/03	1,500,000	1,01,693	170,525	-	-	-	-	-	-	1			
Non-Performing	CoFC DIV added #2 (CoFC Gateway, LLC)	7/10/03	3,100,000	1,716,025	352,625	-	-	-	-	-	-	1			
Non-Performing	CoFC Gateway, LLC	10/10/03	5,905,531	1,787,468	819,821	-	-	-	-	-	-	3			
Non-Performing	CoFC Second ID (CoFC Gateway, LLC)	8/19/03	1,000,000	704,558	384,583	-	-	-	-	-	-	1			
Performing	Columbus Managing Partners, LLC	9/1/05	2,210,000	22,346	-	24,740	-	1,842	22,598	-	22,898	-	1		
Interest Default	Convex Capital (Convex Capital Satellite Arms, Inc.)	1/1/06	4,125,000	432,289	-	-	-	-	-	-	-	56			
Repaid	Copper Sage Commerce Center Phase II	3/1/06	3,550,000	379,731	-	-	-	-	-	-	-	51			
Non-Performing	Copper Sage Commerce Center, LLC	6/9/04	-	(1)	(1)	-	-	-	-	-	-	28			
Repaid	Cottonwood Tafto 180, LLC	6/24/05	6,375,000	202,976	0	-	-	-	-	-	-	95			
Maturity and Interest Default	Del Valle - Livingston, Del Valle Capital Corporation, Inc.	8/25/05	19,250,000	1,475,546	-	-	-	-	-	-	-	239			
Repaid	Eagle Meadow's Development, Inc.	10/19/05	31,050,000	4,127,558	-	-	-	-	-	-	-	76			
Repaid	Elizabeth May Real Estate, LLC	2/24/06	-	-	-	-	-	-	-	-	-	215			
Special Situation:	EPIC Reports	Undetermined	12,910,694	8,012,319	-	-	-	-	-	-	-	1			

EXHIBIT B

Performance Evaluation	Loan Name	Origination Date	Qualifying AI	Outstanding at 02/28/07	Interest Received	Collection Account			Due to			No. of Investors
						February Interest	February Principal	Service Fee	Due to Lenders	D/V Fund	First Trust	
Repaid	Fiesta Development 65.6 (Fiesta Development, Inc.)	1/17/05	-	-	-	-	-	-	-	-	-	1
Repaid	Fiesta Development McNaughton (Fiesta Development, Inc.)	1/10/05	-	-	-	-	-	-	-	-	-	1
Performing	Fiesta Murieta (Fiesta Development, Inc.)	4/14/05	5,550,000	65,722	-	72,764	-	5,417	67,347	-	-	65,453
Interest Default	Fiesta Oak Valley (Oak Mesa Investors, LLC)	6/15/04	20,500,000	6,851,503	3,386,263	-	-	-	-	-	-	227
Interest Default	Fiesta USA Stoneridge (Capital Land Investors, LLC)	9/2/03	10,000,000	4,057,905	2,372,277	-	-	-	-	-	-	100
Repaid	Fiesta/Beaumont \$42.4m (Fiesta Development, Inc.)	9/17/04	-	-	-	-	-	-	-	-	-	35
Non-Performing	Foothills 218, LLC	2/23/05	-25,980,000	3,370,330	-	-	-	-	-	-	-	300
Repaid	Franklin - Stamford Investments, LLC	3/30/05	-	-	-	-	-	-	-	-	-	2
Repaid	Freeway 107	8/9/04	-	-	-	-	-	-	-	-	-	57
Repaid	Gateway Stone (Gateway Stone Associates, LLC)	11/10/05	-	-	-	-	-	-	-	-	-	161
Repaid	Glendale Tower Partners, LP	6/9/05	-	-	-	-	-	-	-	-	-	95
Repaid	Golden State Investments II, L.P.	6/27/05	-	-	-	-	-	-	-	-	-	37
Nativity and Interest Default	Goss Road (Savannah Homes, LLC)	11/2/04	-	-	-	-	-	-	-	-	-	20
Nativity and Interest Default	Gramercy Court Condominiums (Gramercy Court, Ltd.)	6/25/04	34,884,500	4,355,899	-	-	-	-	-	-	-	32
Repaid	Habers Gemstone, LLC	6/10/04	6,600,000	145,785	-	-	-	-	-	-	-	103
Repaid	Hagan Canyon, L.S. (Hagan Land & Grill, LLC)	3/30/04	-	-	-	-	-	-	-	-	-	114
Non-Performing	Hapena II (Southam California Land Development, LLC)	4/1/05	4,250,000	350,885	-	-	-	-	-	-	-	65
Repaid	HFA - Rivera (Rivera Homes for America Holdings, LLC)	6/24/05	0	-	-	-	-	-	-	-	-	90
Non-Performing	HFA-Clear Lake, LLC	1/6/05	18,050,000	4,283,854	2,140,552	-	-	-	-	-	-	207
Repaid	HFA-North Yonkers (One Point Street, Inc.)	1/11/05	-	-	-	-	-	-	-	-	-	288
Repaid	HFA-Rivers 2nd River-HFAH, LLC	4/29/04	-	-	-	-	-	-	-	-	-	99
Non-Performing	HFA-Windham (HFAH Asylum, LLC)	1/11/04	5,550,000	1,677,582	800,862	-	-	-	-	-	-	74
Non-Performing	HFAH-Clear Lake 2nd (HFAH Clear Lake, LLC)	6/24/05	2,750,000	781,011	288,825	-	-	-	-	-	-	36
Maturity Default	Hamburg West Hills Park Joint Venture	3/31/04	4,000,000	1,731,000	1,109,500	-	-	-	-	-	-	1
Repaid	La Jolla Shores, LLC	11/10/05	10,475,000	1,792,179	356,128	-	-	-	-	-	-	116
Repaid	La Jolla Shores West, LLC	3/1/05	-	-	-	65,403	2,981,067	5,259	2,621,240	-	-	2,621,240
Non-Performing	Markaris Commerce Center Phase II (ISCC Phase II, LLC)	8/11/04	1,539,686	46,592	-	35,359	1,085,000	2,187	1,099,172	-	-	23
Non-Performing	HFAM/Mansard, LLC	12/10/03	4,000,000	1,731,000	1,109,500	-	-	-	-	-	-	1
Repaid	Holiday Hills Park Joint Venture	3/31/04	10,475,000	1,792,179	356,128	-	-	-	-	-	-	116
Repaid	I-40 Gateway West, LLC	2/10	-	-	-	65,403	2,981,067	5,259	2,621,240	-	-	2,621,240
Repaid	Interstate Commerce Center Phase II (ISCC Phase II, LLC)	8/11/04	1,539,686	46,592	-	35,359	1,085,000	2,187	1,099,172	-	-	23
Repaid	Interstate Commerce Center, LLC	2/20/04	800,000	0	-	20,615	183,819	1,733	202,700	199,345	111	788
Repaid	J. Jiff's Corporation	9/2/05	-	-	-	-	-	-	-	-	-	105
Non-Performing	La Jardine State LLC	11/11/04	6,255,000	147,924	-	-	-	-	-	-	-	82
Maturity Default	Lake & Stein Partners ⁴	12/7/04	3,150,704	514,210	-	-	-	-	-	-	-	35
Repaid	LCCG Silivri, LLC	1/12/04	10,550,000	1,239,672	-	-	-	-	-	-	-	35
Non-Performing	Lein Hills, LLC	12/7/05	10,550,000	1,239,672	-	-	-	-	-	-	-	120
Interest Default	Magruder Arms ⁵	7/26/04	12,000,000	1,531,195	-	-	-	-	-	-	-	120
Non-Performing	Malton Square (MS Acquisition Company, LLC)	8/11/05	30,000,000	4,170,987	13,458	-	-	-	-	-	-	272
Non-Performing	Marion Square (MS Acquisition Company, LLC)	8/11/05	6,000,000	1,049,685	15,078	-	-	-	-	-	-	108
Interest Default	Marquis Hotel (USA Investors VI, LLC)	3/29/05	13,500,000	4,544,522	2,386,244	-	-	-	-	-	-	168
Repaid	Meadow Creek Partners, LLC	2/22/05	-	-	-	-	-	-	-	-	-	103
Interest Default	Mountain House Business Park (Pegasus-IM, LLC)	6/10/04	16,800,000	1,521,413	-	-	-	-	-	-	-	49
Ventures I, LLC	Myers, D. King and Circle D, King	6/6/05	12,150,000	1,174,757	-	-	-	-	-	-	-	202
Maturity Default	Oak Shores II (John E. King and Circle D, King)	12/31/05	8,925,000	1,061,889	-	-	-	-	-	-	-	176
Interest Default	Ocean Atlantic (Ocean Atlantic/PFC-Westbury, LLC)	11/10/05	2,700,000	247,707	-	-	-	-	-	-	-	105
Repaid	ParagonM, Engg \$1,350,000 (Opaque Land Development, LLC)	11/5/03	-	-	-	-	-	-	-	-	-	32
Repaid	Palm Island One, LLC	12/14/05	2,227,719	245,348	-	177,459	162,757	13,210	327,005	-	10,302	308,703
Repaid	ParagonM, Engg \$1,350,000 (Opaque Land Development, LLC)	12/14/05	2,227,719	245,348	-	177,459	162,757	13,210	327,005	-	10,302	308,703
Repaid	Pearl Vineyards (Pearl County Land Speculators, LLC)	12/10/04	31,500,000	5,632,920	1,228,292	-	-	-	-	-	-	343
Interest Default	Pearl Vineyards 2nd (Pearl County Land Speculators, LLC)	12/10/04	6,500,000	1,495,656	259,999	-	-	-	-	-	-	118
Repaid	Pearlwood Properties, LLC	10/6/05	-	-	-	50,953	-	-	-	-	-	73
Repaid	Rio Rancho Executive Plaza, LLC	11/15/05	2,658,180	30,138	-	36,326	618,350	1,061	654,217	-	21,353	633,854
Repaid	Road Development Group, LP	3/23/05	-	(0)	-	-	-	-	-	-	-	261

EXHIBIT B

USA CPTI
LOAN SUMMARY
AS OF February 28, 2007

Performance Evaluation	Loan Name	Origination Date	Interest Rate	Interest Principal Received	February Interest	February Principal	Service Fee	Lenders	D/V Fund	First Trust	Direct Lenders	Investors	Collection Account		Due to
													Outstanding at 02/28/07	Outstanding at 02/28/07 to Investors	
Special Situations	Saddleback	Undetermined	-	-	-	-	-	-	-	-	-	-	1	1	87
Maturity and Interest Default	Shamrock Tower, LP (519 Main, LP)	8/5/04	10.500.000	2,998,948	1,482,168	-	-	-	-	-	-	-	33	38,472	33
Special Situations	Sheraton Hotel	9/28/99	3,525,000	385,575	-	-	-	-	-	-	-	-	1	1	40
Interest Default	Side Development, Inc.	12/20/05	-	-	-	-	-	-	-	-	-	-	-	-	-
Maturity Default	Southern California Land Fund/Southern California Land Development, LLC	8/3/05	2,800,000	37,022	-	40,999	-	2,333	39,656	-	-	-	-	-	115
Interest Default	Standard Property Development, LLC	2/27/06	9,650,000	947,531	-	-	-	-	-	-	-	-	-	-	67
Interest Default	SVRB \$4,500,000 (SVRB Investments, LLC)	4/27/05	1,424,092	120,115	-	-	-	-	-	-	-	-	-	-	25
Interest Default	SVRB 2nd \$2,325,000 (SVRB Investments, LLC)	4/27/05	2,325,000	283,288	-	-	-	-	-	-	-	-	-	-	179
Non-Performing	Tapia Ranch (Castles Partners, LLC)	9/2/04	22,000,000	3,467,841	359,292	-	-	-	-	-	-	-	-	-	18
Interest Default	Ten-JinNY Ltd (A\$1,150,000 ^a)	12/31/02	4,150,000	2,327,539	1,578,535	-	-	-	-	-	-	-	-	-	1
Interest Default	Ten-JinNY	4/15/02	55,113,820	34,682,507	1,300,572	-	-	-	-	-	-	-	-	-	34
Maturity and Interest Default	The Gardens Phase II (The Gardens, LLC)	3/5/06	2,500,000	301,950	-	-	-	-	-	-	-	-	-	-	51
Maturity and Interest Default	The Gardens, LLC \$2,425,000 (The Gardens, LLC)	8/15/05	1,925,000	165,899	-	-	-	-	-	-	-	-	-	-	127
Non-Performing	The Gardens, LLC Timeshare (The Gardens, LLC)	3/24/04	3,577,719	65,561	-	-	-	-	-	-	-	-	-	-	1
Repaid	University Hawaii ^b	8/5/04	-	-	-	-	-	-	-	-	-	-	-	-	0
Reperforming	University Estates, Inc.	4/17/05	4,774,823	48,420	-	103,342	-	7,958	95,384	-	95,384	-	-	-	1
Repaid	Urban Housing Alliance - 438 Lots (UHAN)	7/13/05	-	-	-	-	-	-	-	-	-	-	-	-	110
Non-Performing	Wesco Investments LLC	11/23/04	5,450,000	297,049	\$ 710,651.11	\$ 140,553,515	\$ 23,895,572	\$ 2,449,565	\$ 22,315,612	\$ 179,819	\$ 25,105,477	\$ 1,197,308	\$ 4,433,122	\$ 19,472,722	85

^aThis loan has undetermined maturity outstanding due to bankruptcy, foreclosures, change of ownership, etc.

^bPrincipal payment by borrower net return to investors.

*Borrower is Ashby Financial Company, Inc. and R&D Land Investors, LLC

*Borrower is Fox Hill, Inc. Fox Hill, Raw East, LLC, Fox Hill 82, LLC, and Fox Hill 37, LLC

*Borrower is CHCNY, LLC and Lake Haven Partners, LLC

*Borrower is John P. King and Connie D. King

*Borrower is Tammie, Ltd. And William R. Lewis and Dorothy Z. Lewis, Trustees of the Lucas Family Trust

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